


**Minutes from 2-15-11
Main Street Parking Options
Discussion**

3. PRESENTATION ON MAIN STREET PARKING OPTIONS FOR THE MAIN STREET/GREEN STREET RETROFIT PROJECT

 Engineer McMillan introduced parking consultant Rick Williams and Gary Alfson, Associate Principal at Harper Houf Peterson. She said Redevelopment Project Manager Farrelly also worked with her on this project. She noted that the CCAC voted to support the recommendation that will be presented tonight.

Engineer McMillan said four meetings were held with Main Street business owners. Staff heard that they wanted more involvement, so a Parking Discussion Group was formed. She said a Main Street business representative from Tyler's Automotive was present and she thanked her for her attendance and participation. She said there has been between 10-14 Main Street business owners at each meeting. Two of their main concerns are parking and construction.

Parking options included 1) all parallel parking with improvements and 2) slightly adjusted angle parking. She said the Parking Discussion Group was not in favor of parallel parking. They agreed to sacrifice some spaces if somewhat modified angle parking was kept. She said the main difference between the two options is the sidewalk width. With angle parking, there won't be the 12-foot sidewalks, however some existing businesses already have them, for example, in front of Max' Fanno Creek Brew Pub and Café Allegro. Redevelopment Project Manager Farrelly noted that the Green Street treatment adds three feet onto the existing sidewalks so we are not losing any pedestrian way.


Council President Buehner mentioned that some employees of downtown businesses are parking in front, taking space away from potential customers. Engineer McMillan said Consultant Williams will work with business owners and the City to develop a parking management plan. Engineer McMillan said the City committed to allow the use of two lots on Burnham for parking during construction. Staff also talked with business owners above Burnham and Main about a public/private partnership for parking. She acknowledged Tyler's Automotive and the car wash owners for agreeing to ask their employees to park off-street.

Engineer McMillan presented a PowerPoint on the Main Street Green Street project. A copy of this presentation is in the meeting packet.

She called attention to the angled parking and pedestrian bulb-outs and raised crosswalks. Redevelopment Project Manager Farrelly said pedestrian safety was an important component, mentioned by all stakeholders and these crosswalk features support it.

Council President Buehner asked if TriMet is involved in these plans. She was concerned with busses speeding on Main Street, especially as they near Commercial Street.


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 Consultant Williams spoke about how parking designs support the Main Street project. He presented a PowerPoint on the advantages of a well-designed parking plan. A copy of his presentation is in the meeting packet. He said he concurred with the suggestion of the CCAC and Parking Discussion Group.


Council President Buehner suggested using Tigard Street as an area for additional parallel parking. Engineer McMillan said that hadn't been considered, but they could look at that.

Councilor Wilson asked about back-end angle parking. Consultant Alfson said that makes it safer for pulling out but in Main Street's case the angle is too steep. He said the speed of through traffic will be slowed somewhat by the raised crosswalks and narrow lanes. Consultant Williams agreed that head-in parking is easier and he has found the back-in parking is best for cities that have inclines, such as Seattle.

Council President Buehner asked about the turnaround at the south end of Main Street at Pacific Highway. Engineer McMillan said a discussion regarding a turnaround would need to occur at a later date due to uncertainties regarding right of way and other details. Councilor Wilson said this was a great idea and suggested putting in another at the other end of Main Street.

 Mayor Dirksen said, "It wouldn't be Tigard Main Street without angled parking." Council President Buehner agreed. Councilor Woodard said he also liked angled parking but lamented the lack of space for more street furniture. Councilor Wilson said wide sidewalks are already sprinkled throughout downtown in areas such as Burnham Street. He suggested that if the time comes that there are too many pedestrians to fit on the sidewalks, we may have to reconsider, but for now this is appropriate.

4. BRIEFING ON THE ECONOMIC OPPORTUNITIES ANALYSIS

 Senior Planner Wyss introduced this item and gave an update on the project. He described the Economic Opportunities Analysis (EOA) as a technical exercise, which compares the projected demand for, and existing supply of, employment and industrial lands.

Senior Planner Wyss said the EOA is included as a work task in the statewide periodic review. The City received grant funds from the Department of Land Conservation and Development (DLCD) for consultant help. The City hired Cogan Owens Cogan to assist with the task and work began last June. He discussed the project tasks which have been completed and reviewed by the Planning Commission. He said the Planning Commission acted as the Citizen Advisory Committee on this project. While they were interested in discussing economic development in a broader sense, such as business recruitment and business cluster development, the EOA as required by the periodic review has a very narrow focus and these topics had to be tabled. There will be recommendations in the EOA for follow-up discussions. One of the

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